

136.0

0003

0009.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

909,300 / 909,300

USE VALUE:

909,300 / 909,300

ASSESSED:

909,300 / 909,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
58		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BAXTER JESSICA	
Owner 2:	
Owner 3:	

Street 1: 58 KENSINGTON PK	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
	Type:

PREVIOUS OWNER

Owner 1: MALVA J/MALVA M./MARIANA/TRS -	
Owner 2: MACLEOD M./THE MALVA TRUST -	

Street 1: 58 KENSINGTON PK	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains .223 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Clapboard Exterior and 1696 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9722	Sq. Ft.	Site			0	90.	0.73	10									640,494						640,500	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct					
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value		Entered Lot Size				GIS Ref						
101	9722.000	268,800			640,500		909,300						GIS Ref						
Total Card	0.223	268,800			640,500		909,300		Total Land:				Insp Date						
Total Parcel	0.223	268,800			640,500		909,300		Land Unit Type:				12/05/17						
Source:	Market Adj Cost	Total Value per SQ unit /Card: 536.14				/Parcel: 536.14		Parcel ID 136.0-0003-0009.A				10559!							
PREVIOUS ASSESSMENT										PRINT				Prior Id # 1: 87382					
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		Date		Prior Id # 2:						
2022	101	FV	268,800	0	9,722.	640,500	909,300		Year end		12/23/2021		Prior Id # 3:						
2021	101	FV	259,700	0	9,722.	640,500	909,200		Year End Roll		12/10/2020		Prior Id # 1:						
2020	101	FV	259,700	0	9,722.	640,500	900,200	900,200	Year End Roll		12/18/2019		Prior Id # 2:						
2019	101	FV	199,000	0	9,722.	676,100	875,100	875,100	Year End Roll		1/3/2019		Prior Id # 3:						
2018	101	FV	165,500	0	9,722.	498,200	663,700	663,700	Year End Roll		12/20/2017		Last Rev						
2017	101	FV	165,500	0	9,722.	476,800	642,300	642,300	Year End Roll		1/3/2017		Date 12/30/21						
2016	101	FV	165,500	0	9,722.	441,200	606,700	606,700	Year End		1/4/2016		Time 10:55:53						
2015	101	FV	164,700	0	9,722.	370,100	534,800	534,800	Year End Roll		12/11/2014		apro						
SALES INFORMATION										PAT ACCT.				10559					
Grantor		Legal Ref		Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				ASR Map:				
MALVA J/MALVA M		69050-331		3/24/2017	Change>Sale		750,000	No	No		Fact Dist:				Reval Dist:				
MALVA GOMES MAR		48494-68		11/15/2006	Family			1	No	No	Year:				LandReason:				
		9121-461		1/1/1901	Family			No	No	N	BldReason:				CivilDistrict:				
BUILDING PERMITS										Ratio:									
ACTIVITY INFORMATION										Date				Result					
										By				Name					
										12/5/2017 Permit Visit				DGM D Mann					
										12/5/2017 Measured				DGM D Mann					
										2/2/2017 Meas/Inspect				DGM D Mann					
										11/18/2008 Meas/Inspect				163 PATRIOT					
										11/8/2000 Hearing N/C				189 PATRIOT					
										11/5/1999 Meas/Inspect				266 PATRIOT					
										1/1/1982				KM					
										Sign: VERIFICATION OF VISIT NOT DATA				/ / /					

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 19 - Ranch	2	Rating: Very Good																			
Sty Ht: 1 - 1 Story		A Bath:	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																		
Foundation: 9 - Crawl Space		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath:	Rating:																		
Prime Wall: 2 - Clapboard		A HBth:	Rating:																		
Sec Wall:	%	OthrFix: 1	Rating: Average																		
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1													
Color: GRAY		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:		Fpl: 1	Rating: Average			Other															
GENERAL INFORMATION				WSFlue:	Rating:	Upper															
Grade: C - Average		CONDOS INFORMATION				Lvl 2															
Year Blt: 1950	Eff Yr Blt:	Location:				Lvl 1															
Alt LUC:	Alt %:	Total Units:				Lower															
Jurisdct: G19	Fact: .	Floor:				Totals	RMS: 6	BRs: 3	Baths: 2	HB											
Const Mod:		% Own:																			
Lump Sum Adj:		Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wal 1 - Drywall		Functional:	%	Interior:		1	6	3													
Sec Int Wall:	%	Economic:	%	Additions:																	
Partition: T - Typical		Special:	%	Kitchen:																	
Prim Floors: 4 - Carpet		Override:	%	Baths:																	
Sec Floors: 5 - Lino/Vinyl	25 %	Total:	18.6 %	Plumbing:																	
Bsmnt Flr:				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar:				General:																	
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100	% AC: 100																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 136.0-0003-0009.A										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:	Total Special Features:								Total:											